

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

JULY 17, 2014, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor

A • G • E • N • D • A

Revised 7/10/2014

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES:**
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of June 19, 2014
- D. COMMUNICATIONS**
- E. NEW BUSINESS:**
 - 1. Home Occupation:
 - a) Establish private and semi-private swimming lessons business; 601 Wilson Avenue; Shannon Eaton, applicant (*District 5*)
- F. STAFF REPORT**
- G. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- H. PUBLIC COMMENTS**
- I. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of June 19, 2014
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of June 19, 2014
- D. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 17, 2014 INVOICES and TREASURER'S REPORT OF JUNE 2014**
- E. COMMUNICATIONS**
- F. OLD BUSINESS:**
 - 1. a) Subdivision: *Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC*
 - Approval Requested: Process A, Re-Subdivision
 - Location: Professional Drive, Terrebonne Parish, LA
 - Government Districts: Council District 2 / Bayou Cane Fire District
 - Developer: LeGrace Properties, L.L.C.
 - Surveyor: Keneth L. Rembert Land Surveyors
 - b) Consider Approval of Said Application

2. a) Subdivision: Redivision of Property belonging to Al's Shrimp Co., LLC (Tracts 1-6)
Approval Requested: Process D, Minor Subdivision
Location: 2163 Brady Road (1.5 miles below Falgout Canal), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Al & Denise Marmande
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 2018 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Clark E. Mackey
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
4. a) Subdivision: Subdivision of Tract 23, Greenwood Plantation Estates, Property belonging to Louis J. Voisin and Nettie L. Weldon
Approval Requested: Process A, Re-Subdivision
Location: 4935 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Louis J. Voisin
Surveyor: Prosper Touns Land Surveying, LLC

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Redivision of Lot 1, Block 6, Addendum No. 1 of Wildwood Heights
Approval Requested: Process D, Minor Subdivision
Location: 1606-1610 Rio Vista Avenue (corner of Jane Ave.), Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Arlene L. Babin
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 5-A, 5-B, & 5-C, A Redivision of Tract 5 of A Division of Former Estate of Lovince Sonier Property
Approval Requested: Process D, Minor Subdivision
Location: 119 Rabbit Run Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Andy P. Trahan
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tracts "K1" and "K2", A Redivision of Tract "K" belonging to Amber Beth Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 204 Bald Cypress Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane/Coteau Fire District
Developer: Amber Beth Properties, L.L.C.
Surveyor: T. Baker Smith, LLC

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Palm Gardens Subdivision, Phase C
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: East side of Vicari Street at the intersection with Cypress Garden Drive and Christopher Drive, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Trinity Commercial Park, Addendum No. 2, Phase A & B
Approval Requested: Process C, Major Subdivision-Engineering
Location: Trinity Lane, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: North Terrebonne Investors, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application
6. a) Subdivision: Crescent Place Subdivision
Approval Requested: Process C, Major Subdivision-Final
Location: 1323 Savanne Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Savanne Road Carwash, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
7. a) Subdivision: Palm Gardens Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Final
Location: East side of Vicari Street at the intersection with Cypress Garden Drive (Proposed Roadway), Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Cypress Gardens Development, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lots 4-A & 4-B, Redivision of Lots 4, 4-A & 4-B, Block 2, Edward Daigle Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
2. Revised Tracts 4-2 & 5-2, A Redivision of Property belonging to Patricia M. Prestenbach, Section 54, T16S-R17E, Terrebonne Parish, LA
3. Revised Lots 3 & 4, Block 5, Connely Subdivision, Section 96, T17S-R17E, Terrebonne Parish, LA
4. Survey and Redivision of Property belonging to Cypress Court Apartments, LLC, Cypress Court Addendum No. 2, LLC, and Cypress Court Addendum 4, LLC, Section 4, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Shift in Tract B, Tract C, and Lot 8, Block 26, Crescent Park Addition, Furthermore being an exchange of property between Bernard Breaux, III & Albert & Jane Hebert, Section 101, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee
 - a) Ratification of Mobile Home Park Regulations approved by the Terrebonne Parish Council on June 11, 2014

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

ZLU14/14

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission
Application

Name: Shannon Eaton
Address: 601 Wilson Ave.
Phone: 985-860-8248

Application For: _____ Planning Approval ☒ Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 601 Wilson Ave in a
R-1 Zoning District. The legal description of the property involved in this application

is: Lot 19 Block 5 Jastemski addition + Easternmost
5' of Lot 20 block 5 addendum no.1 Jastemski Addition

Has any previous application been filed in connection with these premises? _____ Yes ☒ No CB 2347/523

Applicant's interest in the premises affected: Applicant owns property + wishes to teach
Approximate cost of work involved: N/A Swim lessons on site

Explanation of property use: Private + semi private swimming lessons

Plot Plan attached: ☒ Yes _____ No Drainage Plan attached: ☒ Yes _____ No

Ground Floor Plan and Elevations attached: ☒ Yes _____ No

Address of adjacent property owners:

1. Adjacent to pool area 2. Adjacent to pool area
508 Hache St. 519 Wilson Ave
Houma, LA 70364

3. Adjacent to pool area ④ 603 Wilson Ave.
530 Dural Ave. is adjacent to
601 Wilson but
removed from
pool + parking area

Shannon Eaton
Signature of Applicant or Agent

985-860-8248
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Shannon Eaton
Signature of Applicant or Agent

6/18/14
Date



ZLU14/14

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

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Signature of Applicant or Agent

6/18/14
Date



601 Wilson Ave
Houma, LA 70364
NEW Street View - Apr 2011





Side view of 601 Wilson Ave.
seen from Hache St.



Drive way
Parking for Shannon's Swim School